



## Yarrabilba, 17 Follett Street

Impressive Family Home with Outstanding Upgrades!!

Step into luxury with this beautifully upgraded 4-bedroom family home, thoughtfully designed to offer comfort, style, and functionality! Boasting an impressive list of features, this 215m<sup>2</sup> residence is perfect for families seeking a modern and well-equipped home in a thriving community.

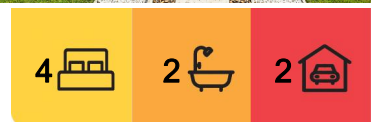
Featuring high raked ceilings, open plan living and separate media room, this beautifully designed home has all the space you need for your growing family. The home is situated on a generous 400m<sup>2</sup> block and is walking distance to both the State and Catholic Primary Schools.

### Key Features

- 4 Spacious Bedrooms: Each with built-in wardrobes and ceiling fans.
- Master Retreat: Includes a walk-in robe and private ensuite.
- Gourmet Kitchen: Brand-new induction cooktop, electric oven, and elegant kitchen fixture



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$769,000

**View**  
[ljhooker.com.au/1Z6NHGS](http://ljhooker.com.au/1Z6NHGS)

**Contact**  
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**Christie Smith**  
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1300 360 388

lighting.

- Cinematic Media Room: Painted black, featuring built-in cabinetry for sound systems, new barn doors, and a true movie-night ambiance.
- Open-Plan Living: Highlighted by stunning raked ceilings, offering space and natural light.

#### Modern Comforts

- Freshly painted throughout with stylish new curtains.
- Energy-efficient LED lighting installed throughout the home.
- Climate control with 2 split-system air conditioners.
- Upgraded corporate-grade WiFi for seamless connectivity.

#### Sustainability Features - all features installed are 3 years or younger

- 12KW solar panels, two inverters, and a 9.8kWh home battery for ultimate energy efficiency.
- Outage protection for peace of mind.
- Rheem solar hot water system.
- Full house water filtration system.
- 100L rainwater tank for garden watering and emergency use.

#### Outdoor Bliss

- Landscaped gardens for relaxation and entertaining.
- A soft play area for kids to enjoy safely.

#### Additional Highlights

- Floating wall-mounted storage in the garage.
- Ceiling fans and elegant barn doors.
- Wall-mounted cabinetry for extra storage throughout.

This home offers a rare combination of modern luxury, energy efficiency, and family-friendly features. Ideally located in the heart of Yarrabilba, you'll enjoy proximity to schools, parks, shops, and more.

Don't miss this incredible opportunity! Schedule a viewing today and see why 17 Follett Street is the perfect place to call home.

Contact Trudy Weaver on 0429 935 125 to arrange a viewing or for more information.

Yarrabilba is great combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is ideally positioned between Brisbane's CBD and the Gold Coast, and on the doorstep to stunning Mt Tamborine.

A new generation community ready for you to grow your business, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands.

Everything you want in life is already within reach at Yarrabilba, with over 12,600 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, 5 schools with more to come, four early learning



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centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

**COMMUNITY GROUPS:**

Yarrabilba Cricket Association  
Yarrabilba Touch Association  
Yarrabilba Basketball  
Yarrabilba Community Association/Yarrabilba Connect  
5FOLD Op Shop

**SHOPPING:**

Coles  
McGuire's Cellars  
Just Crazy Bargains  
Cignall Tobacconist, Lottery, Newsagent and Vape store  
Yarramart Vape and Tobacco

**GENERAL SERVICES:**

x2 Ampol Service Stations  
Yarrabilba Vet Clinic  
Excel Laundromat  
Bridgestone Tyres and Auto  
Auto Masters  
Ultratune  
Storage King  
Kennards Self Storage  
Yarrabilba Queensland Ambulance Station  
Yarrabilba Fire and Rescue Station

**HAIR AND BEAUTY:**

City Cave  
Thairapy Hair & Beauty  
BOHO Boutique  
Ardor Beauty  
Razor Bros Barber Shop  
Faded Ink and Barber  
True Nails & Foot Spa  
Gold Class Nails  
Koco Hair Studio  
Beauty by Savi  
Envy Aesthetic Ink & Beauty  
Vibe Massage and Aesthetics  
Meridian Aesthetics

**PROFESSIONAL SERVICES:**

ITP Income Tax Professionals  
ACS Legal Solutions



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FOOD:

- Yarrabilba Hotel
- Yarrabilba Coffee Hub
- Café 63
- That Wrap Place
- McDonalds
- Red Rooster
- Dominos
- Crisp Pizza
- Jimbos Fish and Chip
- Golden Lor Chinese Restaurant
- Sushi Paradise
- Guru —Fine Indian Cuisine
- Pikoon Thai Restaurant
- Yarrabilba Bakery
- Rainbow Bakery

Disclaimer:

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## More About this Property

<b>Property ID</b>	1Z6NHGS
<b>Property Type</b>	House
<b>House Size</b>	215 m <sup>2</sup>
<b>Land Area</b>	400 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

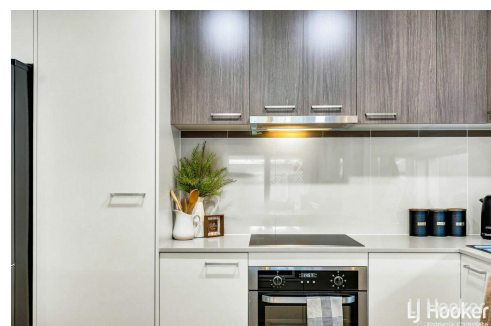
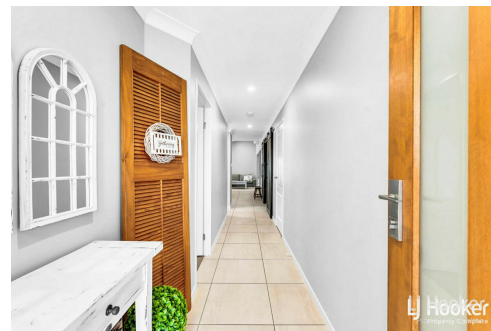
**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

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17 Follett Street, Yarrabilba

4 | 2 | 2 | 215 Sqm | |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown